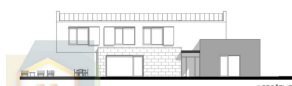




NETTO POVRŠINE:	
PRIZEMJE	
Ular	6,3 m ²
Dječakštan	2,7 m ²
WC	3,0 m ²
Vatolov	5,7 m ²
Tekućinskojerenje	14,8 m ²
Spavaća 1	14,8 m ²
Kupatona	5,0 m ²
Dravni ulaz	57,5 m ²
Namčeni ulaz	3,4 m ²
Namčena terasa	25,8 m ²
PRIZEMJE	129,9 m²
1. KAT	
Stube	6,3 m ²
Stube	8,7 m ²
GP nite 3 sa kup	21,4m ²
GP nite 1	14,8m ²
GP. soba 2	17,4 m ²
Kupatona	5,4 m ²
GP. soba 4	18,6 m ²
Kupatona	4,8 m ²
Korona terasa	20,8 m ²
1. KAT	158,8 m²
UKUPNO	231,7 m²



Code :	00353
Location :	Poreč
Building area :	231 m2
Land area :	574 m2
Distance from the center :	4000 m
Distance from the sea :	16000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	760.000 €
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In the vicinity of Poreč, in a peaceful location surrounded by nature, a modern villa of 231 m² is for sale on a plot of 574 m². The villa is located 16 km from Poreč and the sea.

The house spans two floors. On the first floor, there are three bedrooms, each with its own bathroom, and two of them have access to a private terrace. On the ground floor, there is another bedroom with its own bathroom, while the rest of the ground floor features an open-concept layout that includes a kitchen, dining area, and living room with access to the yard.

The outdoor area is equipped with a covered terrace, sunbathing area, and swimming pool, and there is also a covered parking space for two vehicles.

The house will have underfloor heating and air conditioning in all rooms.



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For more information and to arrange a viewing, please feel free to contact us.